

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Transwestern Beach Place, LLC

Case #: 66-R-01

Date: May 22, 2001

Comments:

1. Show compliance with Case No. 98-6202-CIV-LENARD/USMJ TURNOFF.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 938-4966

Project Name: Transwestern Beach Place, LLC

Case #: 66-R-01

Date: May 22, 2001

Comments:

No comments

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
828-5123/ph
828-5275/fax
timw@cityfort.com

Project Name: Transwestern Beach Place

Case #: 66-R-01

Date: 5/22/01

Site Plan Comments:

1. No Comments

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Transwestern Beach Place,
LLC

Case #: 66-R-01

Date: 5-22-01

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Transwestern Beach Place, LLC

Case #: 66-P-01

Date: May 22, 2001

Comments:

No apparent interference will result from this plan at this time. The proposed remodeling must not compromise the existing Bi-Directional Amplifier Antenna System.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Transwestern Beach Place, LLC

Case #: 66-P-01

Date: May 22, 2001

Comments:

Landscaping comments will be available at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Chris Barton
828-5849

Project Name: Transwestern Beach Place, LLC

Case #: 66-R-01

Date: May 22, 2001

Comments:

Request: Amendment to Beach Place

1. This amendment exceeds the minimums allowed as an administrative change and therefore will be required to be reviewed by the Planning & Zoning Board and City Commission as a new application (Site Plan Level IV). See ULDR Section 47-12.6, Central beach development permitting and approval.
2. Discuss all proposed sign changes with the Zoning Representative.
3. Indicate the location of all proposed and existing site furnishings to be located both within the public walkways and in the outdoor use areas of the complex. Indicate the required clear 13' walkway to be located within the public sidewalk area along S.R. A-1-A (exclusive of other structures for the entire frontage of the site). Also show locations of existing and proposed kiosks located in the terrace area.
4. Provide a text narrative describing the proposed hours of operation, security, maintenance, loading and service, events programs, lighting, outdoor public address or sound systems and all other aspects of the operation of the complex, including but not limited to any limitations or restrictions on the hours of operation of each existing or anticipated tenant or use type.
5. The proposed development must meet the requirements of ULDR Sections 47-20.14.C, 47-20.14D and 47-20.5 in regards to the lighting and design of the existing parking garage.
6. While the recent tests of lighting types and screening types may have been successful in meeting the standards for the control of light within the development, those lights and screening methods must also meet the requirements of ULDR Section 47-25.3.A.3.a and .b, Neighborhood Compatibility Standards regarding the control of glare and auto lights and the control of the appearance of the building. Provide design elevations for all facades which will illustrate how the proposed screens will appear,

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

and provide product information or samples of any proposed screen or light fixtures on the proposed screens.

7. Provide information to show how this proposal meets the requirements of ULDR Section 47-20.14.A and .D as amended by Ordinance C-00-65.
8. Provide colors and materials proposed for all revised elevations.
9. Revise parking calculation chart, which was approved on June 30, 1997, to include revisions for any changes to the sales kiosks or carts that may be included in this proposal.
10. Provide a full listing of all current tenants by use and show floor plans of all food service/restaurant/lounge facilities that are larger than 4,000 S.F.
11. Provide information on all proposed outdoor lighting within the entire complex.
12. On November 7, 2000, the City Commission revised ULDR Section 47-20.14, Lighting of parking facilities. Provide a photometric plan for the parking garage to show compliance with the new regulations. Section 47-20.14.D requires all garages to be "designed and arranged so that no direct source of lighting is visible from any residential property." The code requires compliance by November 17, 2001.
13. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Transwestern Beach Place, LLC

Case #: 66-R-01

Date: May 22, 2001

Comments:

1. Possible sewer and water expansion/impact fee. Unable to determine at this time with the information provided.
2. Provide site plan showing storm water retention and related calculations. Note: No storm drainage/exfiltration permitted under the building.
3. Provide site plan showing domestic and fire services.
4. At grade provide separate water meter for cooling tower make-up water.
5. If garage drains are being installed, see S.F.B.C. Section 4612.3. Sand & Oil Interceptors shall be located per Section 4612.2(n). Garage drains go through S&O Interceptor then to the storm system. Roof drainage system connects down stream of S&O Interceptor.
6. Show location of grease traps and locate per S.F.B.C Section 4612.2(n).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Robert Dodder
759-6421 Beeper 497-0628

Project Name: Beach Place

Case #: 66-R-01

Date: 5-22-01

Comments:

Parking garage lighting.

Yellow-Sodium Light, correctly known as low-pressure sodium, is monochromatic light. A parking garage is not a suggested use for low-pressure sodium lighting because of the effect of this type of light on color recognition. Screening of the openings in the parking garage would be a more effective solution to the problem of the flow of lumens crossing property lines and negatively impacting the neighbors.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Transwestern Beach Place, LLC

Case #: 66-R-01

Date: 5/22/01

Comments:

1. Banner signs are prohibited in accordance with section 47-22.3.C. In the Central Beach Districts, Freestanding detached signs, pylon signs, projecting signs, roof signs, billboards, window signs, message center signs and time and temperature units shall be prohibited in accordance with section 47-22.4.C.13. When any sign is proposed to be constructed or erected which does not comply in all respects with the requirements for signs in the central beach and downtown RAC districts, then such signs shall only be permitted in the central beach zoning districts if approved as a site plan level III permit in accordance with section 47-22.4.C.13.I.
2. Discuss neighborhood compatibility and preservation requirements of Ord. No. C-00-26 with the Planning representative.
3. Discuss garage lighting to restrict glare and provide screening requirements of Ord. No. C-00-65 with the Planning representative.
4. Additional comments maybe discussed or added at DRC meeting.